

EAST AURORA PLANNING COMMISSION

REGULAR MEETING

Tuesday, May 7, 2024

PRESENT:

Randy West – Chair
Dale Morris – Vice-Chair
Daniel Castle – Member
Geoffrey Hintz – Member
Debbie Izatt- Alternate
Allen A. Ott. Jr. – Member
Stacy Oar – Member
Dave Simeone – Member

ALSO PRESENT:

Chris Trapp, Village Attorney
Joe Trapp, Deputy Village Attorney
Rich Miga, Code Enforcement Officer
Grace Viger, Liaison
Melanie Walker, Deputy Clerk
2 members of the Public

Chair West, noting that a quorum was present, called the meeting to order at 7:00 p.m.

Member Castle motioned to approve the April 2nd meeting minutes, seconded by Member Simone, and approved unanimously, Member Oar abstaining.

EA Fitness – Site Plan Application
123 Grey Street
James Boglioli, Benderson Development

Chair West initiated the discussion of the application to revise the approved Site Plan for the Grey St. Plaza. The revision is to construct a 1248 sq ft addition for a relocated tenant at the back of the building. The addition will be primarily for changing and locker rooms. It will match the construction and appearance of the adjacent plaza. No changes to lighting, drainage, or traffic flow are proposed. An entrance will be constructed in back for loading and unloading, but will not be for public use except as a fire exit.

Findings:

1. Minor addition to the back existing plaza with no significant changes proposed for the building.
2. The appearance and construction are consistent with the adjacent portions of the plaza.
3. The proposed addition will result in no change to lighting, storm water runoff, or noise generation.

A motion to approve the Site Plan Application as submitted for 123 Grey Street was proposed by Member Morris, seconded by Member Simeone, and unanimously approved.

Bibbidi Bobbidi Boo Special Use Permit (SUP)
670 Main Street
Michael Anderson, Architect

Chair West opened the discussion of the request for an SUP for the conversion of a portion of an existing building at 670 Main Street to a multi-family dwelling. Chair West noted that although there is a lot of overlap between the considerations relevant to the SUP and those for the Site Plan, the PC would first consider the SUP, which addresses the use of the building as a multifamily dwelling, and then subsequently evaluate those aspects of the project relevant to the application for Site Plan approval.

The building, a former bank, has been vacant for a few years. The applicant proposes to redevelop it for multifamily use, with a total of 6 residential spaces (1 studio, 5 one-bedroom units), and 3 commercial spaces on the ground floor.

The existing building is a little over 10,000 sq ft. The proposed development will have about 5,000 of it is commercial space on lower level and 6 residential units that range in size from 608 sq ft for studio apartment, up to a 940 sq ft one bedroom. Two floors have historic boardroom features. There will be no elevators (i.e., handicap access to the second floor), as a sufficient number of accessible units will be available on ground level. The existing ATM will be removed. Parking to meet the code requirements for the residences will be provided in two garages to be constructed facing Church St. Additional parking for the commercial uses will be provided in the existing lot behind the building.

The owner is pursuing tax credits through the NYS Historic Preservation program. They agreed on a period of significance late 50's to early 60's. The building was built in 1911 and is very well built and has great period pieces, floors, windows, and marble.

Member Hintz asked about the streetscape and that they only own half of the building. The applicant explained they are going for the National Historic Registry. The second building was never part of the original design though built at same time and the facade and material are the same, but they are completely separate. The back third of the building in question had significant structural damage that was repaired over the winter with reinforce steel and braces.

This project is fully financed, and the project is not contingent on getting the National Historic Registry.

Had a lot of inquiries about the apartments. There is a great desire to live in the village and be able to look out on to Main Street.

Member Hintz said some things are ok but on the North Elevation Drawing doesn't show the siding. Applicant noted they are in negotiations right now.

Chair West asked which parcels are included in the SUP – there are 4 parcels shown on drawings. One on Main Street and three that front on Church Street. Applicant said they are concentrating on the Church Street fronts. There are six side spaces and four garages, and the general desire to make access efficient with daytime commercial use and nighttime residential parking.

Findings:

1. Application is consistent with the commercial uses along Main Street with multiple apartments above.
2. This addresses the need for additional housing options within the village, allowing residents to downsize within the Village.
3. It is an adaptive reuse of the existing historic structure.

Following the discussion, a motion to approve the SUP as submitted, was proposed by Member Castle, seconded by Member Ott, and unanimously approved.

**Bibbidi Bobbidi Boo Site Plan Approval
670 Main Street**

Michael Anderson, Architect

Chair West initiated discussion regarding the application for Site Plan approval for the proposed conversion of the existing bank at 670 Main Street to a multi-family dwelling with retail uses on the ground floor.

The PC noted that the applicant's desire to meet NYS State Historic considerations did not necessarily mean that the proposed project would meet the objectives of the Village Commercial Design Guidelines or those of the Village Center zoning district in which the project is located. Those indicate that projects should be consistent with adjacent buildings and be of historic and

traditional character. Concern was expressed that the proposed metal siding of the garages and around the front door could resemble “a tin shack.” The applicant said that he would provide samples of the proposed materials for consideration.

The PC expressed concern that the drawings included in the package showed that the applicant owned several large portions of the adjacent parking lots commonly used by shoppers in that area but did not identify the applicant’s intentions regarding those lots. The applicant stated that a more detailed parking plan had been developed but was inadvertently omitted from the application package.

The PC expressed concerns that curb cuts should be minimized and eliminated if possible. The applicant stated that the process was underway. The applicant stated that bike racks and improved landscaping would be shown on the revised plans. The applicant stated that garbage and trash will be inside the building’s utility space, and that exterior lighting will be unchanged.

The PC urged the applicant to consult with the Village Historic Preservation Committee about any changes proposed for the outside of the building. The applicant stated that the clock on the outside of the building would be preserved and repaired if possible. The applicant stated that the NYS had directed them to preserve the existing handrail. The PC asked if there was any way to eliminate the “concrete canyon” effect that the building created along Church Street. The applicant stated that the glass block wall there will be removed to expose double hung windows that remain behind it.

In response to these considerations, the PC tabled the site plan application discussion until the June 4th Planning meeting pending receipt of revised and expanded application materials.

Old Business:

- Greater communication with Village Board, Chair West called on Grace Viger, liaison. There was discussion at the Board Meeting of the validity of Planning Boards findings for Misters. Grace Viger stated if an applicant changes location they need new permits. Misters has not reapplied for a permit. Chair West appreciated keeping the lines open.
- Feedback from Code there are 20 rental properties available on Northside of Main Street did not look at Southside. The Vidler’s used to house themselves above their business.

A motion to adjourn the meeting at 8:26 PM was made by Member Castle, seconded by Member Oar, and unanimously approved.

Respectfully submitted,

Melanie Walker
Deputy Clerk